

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, May 3, 2011

8:00 P.M.

**ROOM 206**  
Town Hall

**PUBLIC HEARING**

**Proposed Amendments of Darien Zoning Regulations #2-2011, Site Plan Application #269-A/Special Permit Application #265, Land Filling & Regrading Application #225-A, Post Road Eleven, LLC, 1292 Boston Post Road.** Proposing to raze the existing building, and to construct a new two-story building with associated landscaping and shared parking; and to regrade and construct a new retaining wall and perform related site development activities.

Associated amendments to Darien Zoning Regulations Subsections 226, 661, and 666 are proposed, as is the creation of a new subsection 667.1. The change to subsection 226 (Design Standards for Parking) would allow high eaves to be excluded from the calculation of parking space and aisle dimensions. The change to subsection 661 (Background and Purposes in the SB Zone) is to add to the Background and Purposes subsection a statement regarding lots of less than 10,000 square feet in size. The change to subsection 666 (Area and Bulk Requirements in the SB Zone) is to add a new note "e" to the Area and Bulk requirements, which refers to subsection 667.1. A new subsection 667.1 is proposed, which is entitled, "Special Controls and Design Standards for Small Lots in Existence on January 1, 2010", and proposes to establish such special controls and design standards for certain lots of less than 10,000 square feet in size. The full text of the proposed zoning regulation amendments is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection. The subject property is on the southeast side of Boston Post Road at the corner formed by its intersection with the northbound on ramp at interchange 11 of I-95, and is shown on Assessor's Map #63 as Lot #1 and is located in the Service Business (SB) Zone.

**Coastal Site Plan Review #265, Flood Damage Prevention Application #301, Peter & Susan Markham, 4 Shipway Road.** Proposing to lift the existing single-family residence, and construct additions and alterations to it; relocate the existing driveway; and to perform related site development activities within regulated areas. The subject property is at the northwest corner formed by the intersection of Shipway Road and Waverly Road, and is shown on Assessor's Map #57 as Lot #29, in the R-NBD Zone.

**Coastal Site Plan Review #36-B, Flood Damage Prevention Application #34-B, Robert & Amy Rupp, 3 Candlewood Lane.** Proposing to construct additions and alterations to the existing residence, remove the existing cottage and perform related site development activities within regulated areas. The subject property is on the north side of Candlewood Lane, approximately 1,000 feet east of its intersection of Hawthorne Road, and is shown on Assessor's Map #62 as Lot #70 and is located in the R-1 Zone.

**Land Filling & Regrading Application #257, Christopher & Margaret Stefanoni, 149 Nearwater Lane.** Proposing to allow fill placed adjacent to stone wall on the northerly and westerly boundaries of the property to remain. The subject property is on the west side of Nearwater Lane, approximately 400 feet south of its intersection of Juniper Road, and is shown on Assessor's Map #56 as Lot #23 and is located in the R-1 Zone.

**GENERAL MEETING (Time Permitting)**

**Coastal Site Plan Review #261, Flood Damage Prevention Application #28-A, Land Filling & Regrading Application #2-A, Joseph & Kimberly Cesare, 144 Five Mile River Road.**

Proposing to construct a single-family residence, garage, guest cottage, and swimming pool and to perform related site development activities within regulated areas. *WITHDRAWN ON 4/28/2011.*

*Discussion, deliberation and possible decision regarding:*

**Coastal Site Plan Review #262, Flood Damage Prevention Application #299, Land Filling & Regrading Application #255, Kieran & Tiernan Cavanna, 38 Old Farm Road.**

Proposing to demolish a portion of the existing residence, construct additions and alterations to the residence, construct a new detached garage, and perform related site development activities within regulated areas. The subject property is on the south side of Old Farm Road approximately 235 feet east of its intersection with Driftway Lane, and is shown on Assessor's Map #66 as Lot #84, in the R-1 Zone. *PUBLIC HEARING CLOSED 3/22/2011. DEADLINE TO MAKE DECISION: 5/26/2011.*

**Special Permit Application #11-Q, Land Filling & Regrading Application #258, Ox Ridge Hunt Club, 512-516 Middlesex Road.** Proposing to fill, excavate, and regrade in order to construct a 225' x 325' riding ring and perform related site activities.

**Coastal Site Plan Review #263, Flood Damage Prevention Application #300, Ralph Reynolds, 0 Delafield Island Road.** Request for clarifications.

**Coastal Site Plan Review #237-B, Flood Damage Prevention Application #263-B, Abigail Knott, 70 Five Mile River Road.** Request for modification.

**Land Filling & Regrading Application #237, Karl & Elisabeth Puehringer, 51 Phillips Lane.** Request for extension of time to commence project.

**Any Other Business (Requires two-thirds vote of Commission)**

*Discussion and deliberation ONLY on the following matters:*

**Coastal Site Plan Review #264, and Land Filling & Regrading Application #256, Robert & Kimberlee Ageloff, 18 Crane Road.** Proposing to: construct additions and alterations to the existing single-family residence with associated stormwater management; construct a replacement pool with associated patio; install a new driveway and construct a driveway expansion area; and perform related site development activities within a regulated area.

**Business Site Plan #200-E/Special Permit, Tokeneke Properties, LLC, 23-33 Tokeneke Road.** Proposing to convert a portion of the existing second floor from office use to six apartments, with two of those apartments being designated as below market rate units as required by Section 580 of the Darien Zoning Regulations.

**ADJOURN.**